

# MARCH 2025 NEWSLETTER



## BOARD MEETING SCHEDULED VIA ZOOM & IN PERSON

The next Board Meeting is scheduled for **March 13th, 2025, 6PM**, via Zoom & at 7610 Meeting Room

<https://us02web.zoom.us/j/87611166174> Meeting ID: 876 1116 6174 Passcode: EG7610

You can also call by dialing: +1 669 444 9171 US (Hit \*6 to unmute)

### NEW PROPERTY MANAGER FERGUSON MANAGEMENT GROUP

Effective January 15th, 2025, Joseph Ferguson of Ferguson Management Group became the association's new property manager.

#### Contact Information:

- **Phone:** 805-348-4078
- **Email:** [TheGrove@fmgsb.com](mailto:TheGrove@fmgsb.com)
- **Mailing Address:** 27 W. Anapamu St. #170, Santa Barbara, CA 93101

### BOARD MEMBER RESIGNATION - APPOINTMENT OF INTERIM REPLACEMENT DIRECTOR

On February 10, 2025, Tamara Simmons resigned her position as a Director effectively immediately. This resignation was accepted, and the Board thanked Tamara for her years of service. At the Feb 20th Board meeting, homeowner Tom Doty was appointed to serve out Tamara's remaining term of office as Treasurer.

### AMENDED 2025 ANNUAL BUDGET

The approved annual 2025 budget needed to be amended to reflect an accrual rather than a cash basis. The modified budget is virtually identical, except for changes in revenue, interest, and taxes. Interest is revenue, while taxes are not an allowable reserve expenditure but are an operating expense. Additionally, employee salaries (pool monitor, caretaker, and scribe) were broken out individually. There will be no net changes to the monthly fee, overall expense budget, or contributions to reserves from assessments; only the layout is being adjusted to comply with proper accounting standards.

### MAKE SURE TO HIT “#” BEFORE ENTERING CODE 1225 AT THE FRONT GATE KIOSK

As a reminder, when entering the access code at the front gate, please make sure to hit the “#” sign before the digits. Otherwise, you will be calling a resident's phone who happens to be assigned a similar code.

### ZOOM CONNECTION INSTRUCTIONS

Join Zoom Meeting

<https://us02web.zoom.us/j/87611166174>

Meeting ID: 876 1116 6174

Passcode: EG7610

You can also call by dialing:

+1 669 444 9171 US (Hit \*6 to unmute)

From a laptop or computer:

1. On your web browser navigate to [zoom.us/join](https://zoom.us/join)
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

From a phone:

1. Dial into the number listed above.
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Hit \*6 to unmute.

The meeting will not require attendees to register for Zoom accounts. Please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting. Make sure you are appropriately muted if you Zoom into the meeting.

If you wish to attend the meeting in person, the meeting will take place in the 7610 Meeting Room.

## **INSURANCE UPDATE: DEDUCTIBLE INCREASED**

The Association's insurance deductible has been raised to **\$50,000** to reduce claims, the potential for non-renewal, and the potential for increased premiums. Owners should review their own insurance coverage with their agent to ensure it aligns with this change. The Association's insurance will not cover personal property, Unit improvements, or other potential liabilities within or around your dwelling.

## **FRONTIER UPGRADE TO 100% FIBER UP TO 7 GIG**

Board member Colin Smith was approved to contact Frontier to explore what an upgrade to Fiber would entail. Colin was authorized to work with Frontier to investigate the potential upgrade and identify any issues with existing Cox Cable lines as well.

## **RELOCATION OF DESIGNATED SMOKING AREA NEAR 7610 APPROVED**

The relocation of the smoking area near 7610 was approved to be moved farther away from the buildings to the bike rack area by the parking lot. Smoke was affecting units close to the designated smoking area. The bike rack will be moved to the current smoking area location by 7610. This change will be at no cost to the association.

For your neighbors' sake, the Board has now banned all smoking in or near buildings. Various designated smoking areas have been established that are outside and away from the buildings. If you must smoke, please use these designated smoking areas.

## **UPDATING THE GOVERNING DOCUMENTS**

The Board approved hiring Jim Smith, a former HOA attorney for the Grove, to review alternative provisions the Board had repeatedly requested from Adams-Stirling, but not yet incorporated into the current 3<sup>rd</sup> draft. Jim will conduct a targeted review, evaluating the alternative proposed provisions based on the Civil Code, existing CC&R's, and building plans. Once done, a revised, updated draft of the CC&Rs and Bylaws approved by the Board can then be sent out to Owners for their review and adoption.

## **REGULAR CHECK ON VEHICLES IN LONG TERM PARKING (7602 – 7606 PARKING AREA)**

If your vehicle is parked in the long-term parking area (across from 7602 and 7606 in the upper lot), please check it regularly. It may be tagged for non-compliance. While an email notification is a courtesy, the tag on your vehicle serves as the official warning. Owners are responsible for informing tenants. Please ensure your vehicle remains compliant to avoid issues. Remember, all vehicles must display valid registration and abide by the time and space restrictions for the space. Thank you for your cooperation.

## **NEW PRICING EFFECTIVE IMMEDIATELY; GATE CLICKER - \$60; ACCESS CARD - \$25**

Effective immediately, the replacement fee for a gate clicker is \$60 and \$25 for an access card. For quite a while now, the Association has been undercharging these items.

## **LANDINGS AND FRONT DOOR AREAS ARE TO BE KEPT CLEAR & CLEAN**

As a reminder, the common area landings and areas by the front doors should be kept clear and clean. Clear (no pots, boxes, furniture, other personal belongings, etc.) so that emergency personnel can easily access the front door. If there are leaves, pine needles, debris, etc. in the front door area, please take a few minutes to sweep and properly dispose of them. Should the area by your front door be a shared landing, please arrange with your immediate neighbor about keeping the area clear, clean and safe.

## **ASSOCIATION ONLY DEALS WITH OWNERS**

Since the Association has a direct contractual relationship with its members, it only deals with Owners. If renters or guests have an issue or need to deal with the Association, all correspondence and communication must come through the respective unit owners.

## **PARKING REMINDER - REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles in the complex must have current DMV issued registration stickers. Unless otherwise designated, all unassigned parking areas are for short-term, 72-hour parking only. "Long-term" parking places are located across from 7602 & 7606 on the east side of the parking area. Violators are subject to be towed at vehicle owner's expense.

## **REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH**

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email

UP at [www.up.com/NotifyUP](http://www.up.com/NotifyUP). You will need to give specific location information. Thank you for your cooperation.

### **REPORT BURNT OUT LIGHT BULBS**

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient (805) 348-4078. Thank you.

### **COMMUNITY LIAISON INFORMATION FOR SHERIFF NOTED**

The current Community Resource Deputy for Goleta is Officer Connor Worden, 805-729-5240.

His email address is [crw5576@sbsheriff.org](mailto:crw5576@sbsheriff.org). For emergencies, please call "911". Thank you.

### **CHECK PLUMBING SUPPLY LINES URGED**

To minimize chances of leaking, please take a few minutes

to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended and required for the Owners, that owners and renters have appropriate insurance coverage.

### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

All exterior alterations (doors, screens, windows, patio flooring, shades, lattice work enclosure, and any building attachments, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board. Please do so at least 7-10 days before the board meeting. Thanks.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER**

To prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise)

pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **THINKING OF REMODELING?**

Unit interior modifications should also have prior Board approval. Owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing, or combining units, and modifying exclusive-use restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

### **REINSTATEMENT OF LANDSCAPE COMMITTEE**

At the Feb 20th board meeting, Board Secretary Cathy Leyva offered to meet once a month for a walk around the grounds with Board Vice President & General Manager of Enviroscaping Joe Mora. This walk around will be to help support Joe and his crew as well as share ideas and concerns homeowners may have with maintaining the beauty and safety of our community. If anyone is interested in joining this committee, please email our property manager Joseph at [TheGrove@fmgbsb.com](mailto:TheGrove@fmgbsb.com).

### **PROBLEMS WITH MAILBOX LOCK?**

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn or there's a piece of mail that is jammed up against the lock. The Association does not maintain your mailbox lock, nor has a key to it. If broken, you will need to call a locksmith or the Goleta Post Office (805-692-5642).

### **OWNER CONTACT INFORMATION REQUIRED**

As part of the governing documents, Owners are required to provide their current information to the Association. If you change your contact information, or if you have tenants or new renters, please provide the names, mailing address, telephone #s, & email addresses. You can email

[TheGrove@fmgsb.com](mailto:TheGrove@fmgsb.com) with this information. Please include the unit address to which you are referring.

Please note: Under the CC&R's, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants ([check Association website](#)) and the tenants must abide by the rules. If tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

**CHECK ASSOCIATION WEBSITE**  
**[WWW.EUCALYPTUSGROVE.ORG](http://WWW.EUCALYPTUSGROVE.ORG)**  
**FOR ANY FURTHER INFORMATION**

**BOARD MEETING SCHEDULED**  
**AGENDA ENCLOSED**

The next board meeting is **March 13th, 2025** at 6PM in the Meeting Room at Bldg. 7610 and via Zoom. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610, which is right off the parking lot.

Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Once approved, meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the Newsletter and other important information and notifications to your tenants. Thank you.

**Ferguson Management Group (805) 348-4078**  
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**Email: [TheGrove@fmgsb.com](mailto:TheGrove@fmgsb.com)**

